



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

ZONING ADMINISTRATOR
AGENDA
February 6, 2008

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the Board Chambers, Squaw Valley Public Service District, 305 Squaw Valley Road, Olympic Valley. Due legal notification of these applications was given to the interested public agencies, County Department, and to property owners within 300 to 400 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 581-6280. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

1:30 P.M.
JE
APPROVED

PVAAT2007 0891 Rocco Siciliano

The applicant is requesting approval of a variance to the watercourse setback requirement of 100 feet from centerline of Bear Creek, allowing for a setback of 26 feet from the centerline for a proposed deck, and 32 feet from centerline for a proposed living and garage structure. (The existing deck structure is 29 feet from the centerline and the existing structure is 32 feet from the centerline).

- Applicant also requests a variance to the front setback requirement of 20 feet from property line, allowing for a setback of 10 feet to structure (7 feet to eaves) for the construction of the proposed garage.

The subject property is a 8,621 square foot parcel located on the north side of Mineral Springs Trail (1346 Mineral Springs Trail) near Snow Crest Road in the Alpine Meadows area. The project site is zoned RS PD 4, Residential Single-Family with a Planned Development of 4 dwelling units per acre. The Assessor Parcel Number is 095-370-012. The Zoning Administrator will consider exemption from the California Environmental Quality Act.

1:45 P.M.
MC
CONT'D TO
OPEN DATE

PVAAT2007 0878 Aaron Singer

The applicant is requesting a Variance to the required front setback of 30 feet from property line or 55 feet from centerline of traveled way (whichever is greater) in order to allow for a setback of 12 feet to property line or 34.8 feet from centerline of traveled way (whichever is greater). The Zoning Administrator will also consider the approval of a CEQA Exemption for the project.

The subject property is on a 6,550 square foot parcel located on the north east corner of Lake Drive and Castle Road (4295 Lake Drive), approximately two miles south of Interstate 80 in the Serene Lakes area. The project site is zoned Residential Single-Family, with a coming Building Site Designation of 6,500 square foot minimum parcel size (RS-B-X 6500). The Assessor Parcel Number is 069-033-023.

2:00 P.M.
AK
APPROVED

PVAAT2007 0813 Bacon & Shelton Architecture for Robert Marston

The applicant is requesting a variance to the size limitation for total square footage of residential accessory structure(s) of 1,600 square feet on parcels in the Tahoe-Sierra area per Section 17.56.180C(8), allowing for a combined total of 1,993 square feet (proposed detached garage of approximately 1,176 square feet with 612 square feet of living above (for a total of 1,788 square feet), in addition to the existing 205 square feet permanent shed on site), in order to permit the construction of a detached garage with living space above. The Zoning Administrator will consider exemption from the California Environmental Quality Act.

Subject property is on a 43,529 sq. ft. parcel located on the west side of Sequoia Ave. (1600 Sequoia Ave.) south of Hwy. 89 in the Tahoe Park area. The project site is in Plan Area Statement 171 – Tavern Heights and is zoned Residential. The Assessor Parcel Number is 083-162-023.

2:15 P.M.
SW
APPROVED

PVAAT2006 0942 Ken & Dawn Alexander

The applicant requests approval of a variance for the consideration of a reduction to the required setbacks for the construction of a new single-family residence. The parcel is a corner lot with three front yards. Specifically, the setbacks reductions are as follows:

Front Yard Setback	Required	Requested	Difference
McKinney Rubicon Springs Road	45-feet from the center line	40-feet from the center line	5-foot setback Reduction
Colwell Street	45-feet from the center line	25-feet from the center line	20-feet setback reduction
Colwell Street	20-feet from the property line	5-feet from the property line	15-feet setback reduction

Subject property is on a 6,502 sq. ft. parcel located on the north side of McKinney Rubicon Springs Road and specifically on the corner of McKinney Rubicon Springs Road and Colwell St. in the Tahoma area. The project site is in Plan Area Statement 154 and is zoned Tahoma Residential. The Assessor Parcel Number is 098-163-015.